



City of Tualatin

www.ci.tualatin.or.us

"NECESSARY PARTIES"
MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION
- ARCHITECTURAL REVIEW
- CONDITIONAL USE PERMIT
- PLAN MAP AMENDMENT
- PLAN TEXT AMENDMENT
- OTHER: SIGN VARIANCE

CASE/FILE: SVAR-14-02

(Community Development Dept.: Planning Division)

PROPOSAL	Sign Variance Request to place three separate wall signs on the building totaling 158 square feet each.
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<input type="checkbox"/> n/a	Street Address	7405 SW Nyberg Street
	Tax Map and Lot No(s).	2S1 24A 2700
	Planning District	Office Commercial (CO)
	Related Applications	AR-13-07, MP-13-01, CUP-13-04

DATES	Receipt of complete application	12/19/14	CONTACT	Name: Clare Fuchs
	Notice of application submittal	12/24/14		Title: Senior Planner
	Project Status / Development Review meeting	N/A		E-mail: cfuchs@ci.tualatin.or.us
	Comments due for staff report	1/7/15		Phone: 503-691-3027
	Public meeting: <input type="checkbox"/> ARB <input checked="" type="checkbox"/> TPC <input type="checkbox"/> n/a	1/15/15		Notes:
	City Council (CC) <input type="checkbox"/> n/a			

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Economic Dev. liaison
- Engineering Associate
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.

- Wilsonville Planning Div.

Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Div.

Utilities

- Republic Services (Allied Waste)

- Clean Water Services (CWS)
- Comcast [cable]
- Frontier Communications[phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
- DKS,



City of Tualatin

www.tualatinoregon.gov

SIGN VARIANCE APPLICATION

BUSINESS NAME LA Fitness CONTACT PERSON Christe White PHONE 971.634.0204

ADDRESS 111 SW Columbia Street, Ste 1100 CITY Portland STATE OR ZIP 97201

APPLICANT'S NAME Fitness International, LLC PHONE 949.255.7296

ADDRESS 3161 Michelson Drive, Ste 600 CITY Irvine STATE CA ZIP 92612

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

APPLICANT'S SIGNATURE  DATE 12/11/14

PROPERTY OWNER'S NAME TUALA Northwest, LLC PHONE 503.799.8324

ADDRESS 5638 Dogwood Drive CITY Lake Oswego STATE OR ZIP 97035

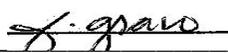
PROPERTY OWNER'S SIGNATURE  DATE _____

Power of attorney/letter of authorization required if not signed by owner.

BUILDING OWNER'S NAME Nyberg Centercal II, LLC PHONE 310.563.6900

(If different than property owner.)

ADDRESS 1600 E. Franklin Ave. CITY El Segundo STATE CA ZIP 90245

BUILDING OWNER'S SIGNATURE  DATE 12/8/14

Power of attorney/letter of authorization required if not signed by owner.

VARIANCE REQUEST

A BRIEF STATEMENT OF THE VARIANCE REQUESTED AND THE SIGN ORDINANCE SECTION NO. see attached

SUBMIT SEPARATE SHEETS WITH THE SUPPORTING MATERIAL ADDRESSING THE SIGN VARIANCE CRITERIA [TDC 33.020 (6-11)] AND EXPLAINING WHY AND HOW THE REQUESTED VARIANCE MEETS THE CRITERIA.

PROJECT INFORMATION

PLANNING DISTRICT CO PROPOSED/EXISTING USE Retail

TAX MAP NO. 2s124a TAX LOT NO. 2700 PARCEL SIZE _____

Date App Rcvd: _____ Received by _____ Date App Complete _____

Receipt # _____ Variance Fee _____ Circle one: Cash Check Credit Card

Sign Variance Case No. _____

Request for Approval of Sign Variance for LA Fitness Facility in Nyberg Rivers

Applicant: LA Fitness, Fitness International, LLC
Warren Wismer
Fitness International, LLC
3161 Michelson Drive, Ste 600
Irvine, CA 92612
949.255.7296

Applicant's Representatives: Christe White
Radler White Parks & Alexander LLP
111 SW Columbia Street, Ste 1100
Portland, OR 97201
971.634.0204

Request: Variance to Permit 4 Foot Letters on LA Fitness
Building in Nyberg Rivers

Date: November 17, 2014

This application requests the minimal variance necessary from the Tualatin Development Code, 33.220 to accommodate the LA Fitness signage in the redeveloped Nyberg Rivers shopping center.

Introduction

The Nyberg Rivers redevelopment is uniquely situated in the City of Tualatin relative to other CO- or CC-zoned properties. Unlike many CO- or CC-zoned properties, Nyberg Rivers was subject to a lengthy master planning process that only applies to few properties in the Central Urban Renewal Area. This master planning process and resulting ARB and Public Facilities Review established a specific site plan for this property that was the result of many unique factors. Those factors include: (1) redevelopment of an existing shopping center with some major retailers retained in their pre-existing location; (2) the development of a new public road through the center of the site; (3) and the location of the Greenway on the northern edge of the site and the freeway on the eastern edge of the site. In addition, while the center was designed as a cohesive contiguous development, it carries a split zone. The LA Fitness facility is located in the CO pocket of the site, while most of the other uses are contained in the CC area of the site. (See Exhibit A).

This sign variance is related to each of these unique factors. The LA Fitness requests only a variance to the size of the letters on the sign and resulting sign area and not to

the number of signs or the location of the signs. The variance will result in 417 square feet of total signage where the code would allow 600 square feet in the CC zone and 160 square feet in the CO zone. The unique zone location reduces the signage permitted on the LA Fitness building from 600 square feet to 160 square feet. The neighboring building, while in the same center, is zoned CC and is permitted 600 square feet of signage. The proposed variance would normalize the distinction between the two neighboring master planned buildings and ensure a consistency between signs within the comprehensively designed center.

The sign variance meets all of the approval criteria below.

- a. *A hardship is created by exceptional or extraordinary conditions applying to the property that do not apply generally to other properties in the same planning district, and such conditions are a result of lot size or shape or topography over which the applicant or owner has no control.*

The exceptional and extraordinary circumstances that apply to this property and generally do not apply to other properties in the CC and CO districts are many:

(1) The property is within a required master plan area. As a result, this site went through extensive design proceedings starting with the master plan process and approval that are not required of other CC and CO properties outside the master plan area. The master plan proceedings resulted in an approved site layout that locates LA Fitness in the northeastern corner of the site, east of Cabela's.

(2) The property is within the Nyberg Rivers center and integrated with all other uses in the center from a design, circulation and site planning perspective. Yet, because of a paper zoning boundary, the LA Fitness is located in the CO zone and not the CC zone as most other uses in the center, reducing its signage allowance compared to its immediate neighbors.

(3) The location of the freeway and the distance from Nyberg Road create unique visibility issues that require a sign variance to maintain our identity along Nyberg Road;

(4) LA Fitness has no control over the site size, layout or topography of the site, particularly here where the project is to redevelop an existing center on contiguous and integrated lots and which is bordered by the Tualatin River, the freeway and Nyberg Road and integrates a new road system which bifurcates the site;

(5) The hardship that is created by these circumstances is that the code-restricted signage cannot be easily viewed or read from the major

arterials because it is simply too small and out of scale with the approved façade and the signage and facades of its neighbor, Cabela's.

LA Fitness has no control over these conditions that, on the aggregate, create this hardship.

- b. *The hardship does not result from actions of the applicant, owner or previous owner, or from personal circumstances, or from the financial situation of the applicant or owner or the company, or from regional economic conditions.*

This hardship is not the result of actions of the applicant, owner or previous owner, or from personal circumstances, or from the financial situation of the applicant or owner or the company, or from regional economic conditions. The TDC created the master plan process and the TSP created the road location that bifurcates the site. The freeway location was also outside of the control of the applicant, as was the introduction of a split zone on the site. This site was also already developed with a center when LA Fitness became interested in the site and the redevelopment of the site and location of the LA Fitness was dictated by the master plan process, not the applicant.

- c. *The variance is the minimum remedy necessary to eliminate the hardship.*

Exhibit B demonstrates that this variance is the minimum necessary to maintain adequate visibility for the business and to integrate the sign with the architectural scale of the façade without creating any sign clutter.

As Exhibit B demonstrates, the proposed sign package does not appear out of scale with the facade and is appropriately readable within the project site. Along Nyberg Road the signage will become much less readable and will not appear out of proportion with the architectural features. Exhibit A demonstrates that the signage is integrated into the entry way design such that it appears expected and familiar rather than out of place or out of scale.

Any lesser sign area would create the same hardship and same visibility issues as the code-restricted signage. The signage is on-scale with the Cabela's signage the will be comparably visible based on the distance from Nyberg Road.

Further, as shown in Exhibit C, a total of 4 signs are permitted on the 4 LA Fitness facades but only 3 signs are requested, minimizing the variance. If we were in the neighboring CC zone the sign code would permit 600 square feet of signage area on the four facades. We are only proposing 417 square feet. Thus we are highly consistent and under the signage permitted by our immediate neighbor.

LA Fitness however is in the CO zone and is therefore only permitted 160 square feet of signage. While we exceed this CO allowance for overall sign area, we are using two less walls, with one less sign than is permitted by the CO zone.

The proportionality of the sign to building wall area is also maintained. Each of the LA Fitness building walls that contain signage exceeds the 5,000 square foot threshold in the sign code. Thus, enlarging the sign letters without increasing the number of signs or the number of walls with signs protects the visibility of the use in the manner intended by the sign code.

- d. *The variance is necessary for the preservation of a property right of the owner substantially the same as is possessed by owners of other property in the same planning district however, nonconforming or illegal signs on the subject property or on nearby properties shall not constitute justification to support a variance request.*

Due to the distance away from major arterials and the interstate, the restricted signage size will be too small in scale for traffic to read as they drive by. While the distance to the street for many other uses in the center allows those uses sufficient sign coverage to be visible from the street, this is not the case for Cabela's or LA Fitness. Cabela's requested and obtained a sign variance for the same reasons requested here; design integration, proportionality to façade size, and visual access to signage. For these reasons, the sign variance preserves the property right of the owner in substantially the same manner as possessed by owners of other property in the same planning district.

- e. *The variance shall not be detrimental to the general public health, safety and welfare, and not be injurious to properties or improvements in the vicinity.*

The intended signage does not cause detriment to the general public health, safety and welfare, and is not injurious to properties or improvements in the vicinity. In fact the sign variance equalizes visible access to the business identities in the center and simply adjusts the LA Fitness signage appropriately in relation to their location and size of façade architectural features.

- f. *The variance shall not be detrimental to the applicable Sign Design Objectives, TDC 20.030.*

The sign code at TDC 20.030 Sections (7) through (10) contains several objectives that are relevant to this proposal.

(7) Protect and enhance the quality streetscapes, architecture, landscaping and urban character in Tualatin.

(8) Protect and enhance property values.

(9) Protect and enhance the City's economy.

(10) Ensure the number, height and dimensions of signs allowed adequately identifies a business or use and does not result in sign clutter.

In addition to the findings above, this proposal serves all of these objectives. Exhibit A shows that because of the unique façade features, size of the façade and distance to the closest arterial, Nyberg Road, the code-restricted signage would not be easily readable from the surrounding street system and would not serve to identify the business. The proposed signage appears integrated with and proportionate in scale to the façade and is not in any way cluttered. With the proposed variance, the signage is readable and at scale with the balance of the façade and the center. The center has also been comprehensively designed and each use integrated with the surrounding uses. Signage is part of this integration.

LA Fitness was approved as part of a master plan, ARB and Public Facilities process. That process resulted in the adoption of a high quality streetscape and architecture that meets the AR approval criteria, CURP goals and protects and enhances the urban character of Tualatin. The proposed signage is well integrated into the façade of the approved building and is part of the quality architecture and streetscape that was approved under the master plan in further support of this Sign Design Objective. Equalizing the proportionality of signage on neighboring uses protects the contiguous and consistent architecture and urban character of the center.

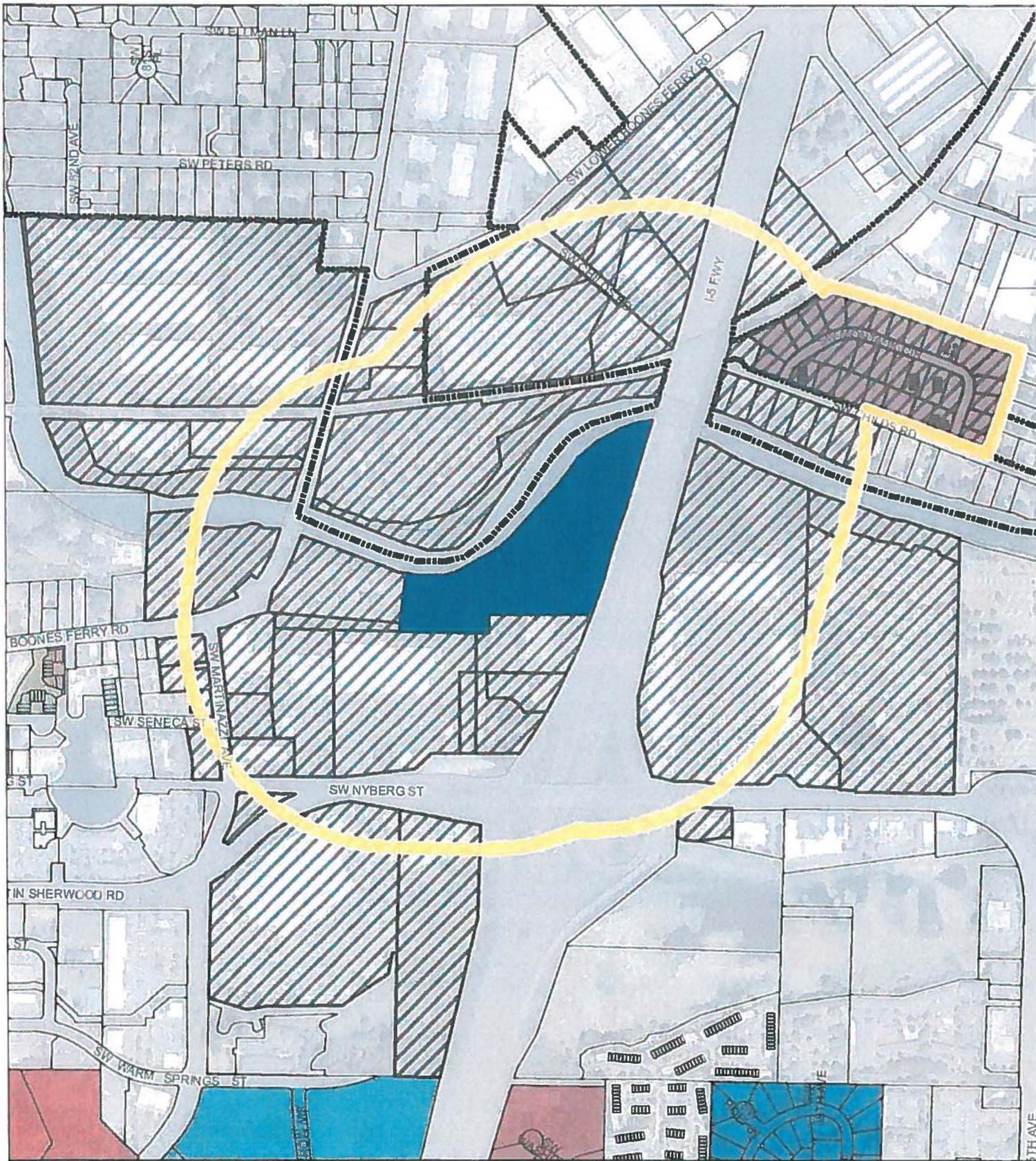
As mentioned above, the sign variance is also the minimal variance necessary to make the commercial signage on LA Fitness visible from the surrounding road system. Visible signage contributes to the protection and enhancement of commercial property values. It also helps ensure the commercial success of a major retailer at Nyberg Rivers which will in turn protect and enhance the property values of other retailers in the center, contributing to the City's economy.

The number of signs in this case is less than the number that would be permitted by the code. The height and dimensions of the sign vary from the code requirements but their total area is less than would be allowed on neighboring uses in the same center. LA Fitness is concentrating the sign square footage in 3 signs rather than spreading the allowance over 4 signs and is using 2 building walls rather than the 4 walls permitted by code. The result is less clutter on the building and a visible manuscript from the surrounding road system.

For all of these reasons, the proposed signage is needed to serve the objectives of the Sign Code to “protect and enhance property values,” “protect and enhance the City’s economy” and “ensure the number, height, and dimensions of signal allowed adequately identifies a business or use.”

Conclusion

This application demonstrates compliance with each of the sign variance criteria and we therefore request approval of this application.



1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



SVAR-14-02

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

**SIGN VARIANCE
CERTIFICATION OF SIGN POSTING**

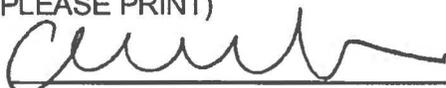


The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain red composed of the RGB color values Red 112, Green 48, and Blue 160. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at www.tualatinoregon.gov/planning/land-use-application-sign-templates.

NOTE: For larger projects, the Planning Division may require the posting of additional signs in conspicuous locations.

As the applicant for the LA Fitness project, I hereby certify that on this day, November 19, 2014 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Engineering & Building Department – Engineering Division.

Applicant's Name: Christe White
(PLEASE PRINT)

Applicant's Signature: 

Date: 11/19/14

EXHIBIT A



Sign 1. Internally Illum. Channel Letters 139 sq. ft.

Fabricate & install one (1) set of internally illuminated channel letters.

Faces:

- 3/16" 7328 White plex
- 1" trimcap painted to match PMS Cool Gray 7

Construction:

- .040 Letter backs
- Paint inside of letters with Matthews Zap 74-200
- 5", .040 Aluminum coil returns w/clear satin finish
- White LED illumination
- Mount flush to wall

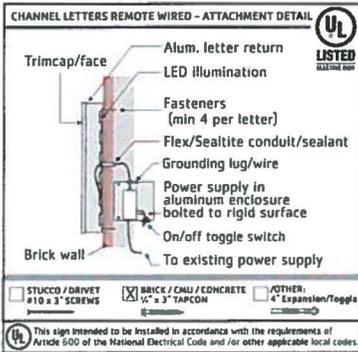
Electrical:

- One (1) 120V, 20A circuit.
- Amp load to be verified

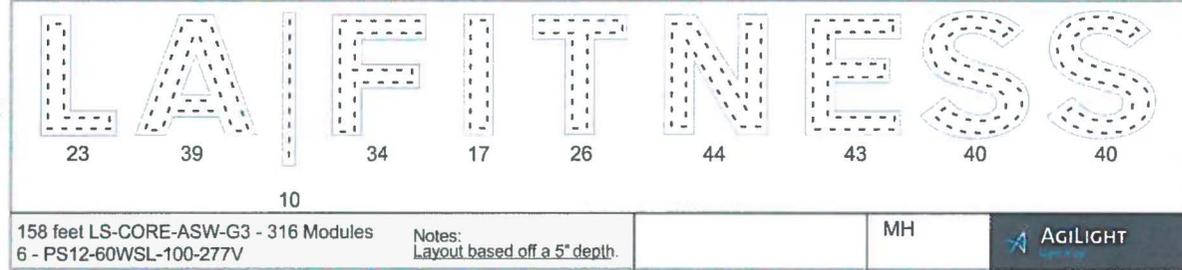
← sign area

31 sq. ft. 2 sq. ft. 106 sq. ft.

EXHIBIT B



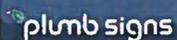
LED LAYOUT



Sign 2. Channel Letters - Scale: 1/4" = 1'

B1 SOUTH-EAST ELEVATION 10,361 SQ FT wall area

1/16" = 1'-0"



DRAWING ID 21475 JOB NAME LA FITNESS TUALATIN 21475 LOCATION TUALATIN, OR

CUSTOMER APPROVAL X DATE

SALES DESIGNER Warren Wissmer M Lee START DATE PRODUCTION 03.19.14 RB 10.21.14 SCALE PAGE/S 1/4"=1' 1 of 5

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Sign 2. Internally Illum. Channel Letters 139 sq. ft.

Fabricate & install one (1) set of internally illuminated channel letters.

Faces:

- 3/16" 7328 White plex
- 1" trimcap painted to match PMS Cool Gray 7

Construction:

- .040 Letter backs
- Paint inside of letters with Matthews Zap 74-200
- 5", .040 Aluminum coil returns w/clear satin finish
- White LED illumination
- Mount flush to wall

Electrical:

- One (1) 120V, 20A circuit.
- Amp load to be verified

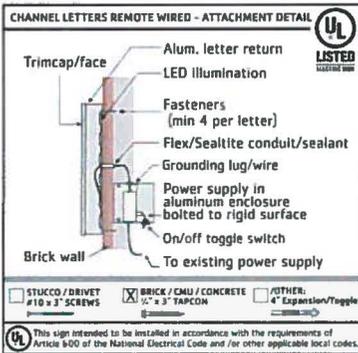
← sign area

31 sq. ft. 2 sq. ft. 106 sq. ft.

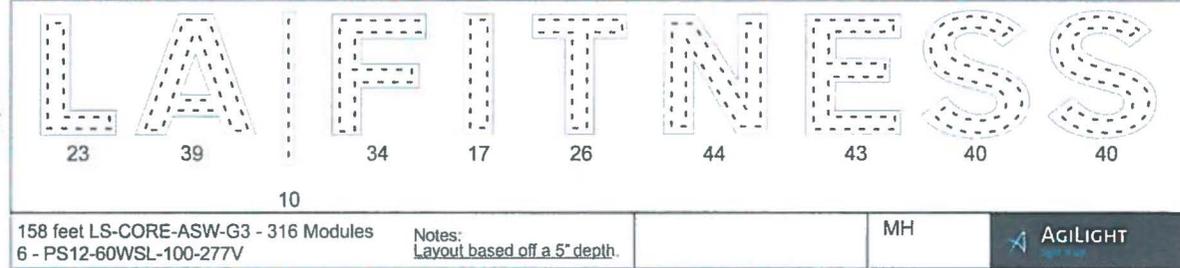
EXHIBIT B



side view

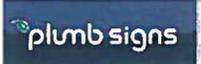
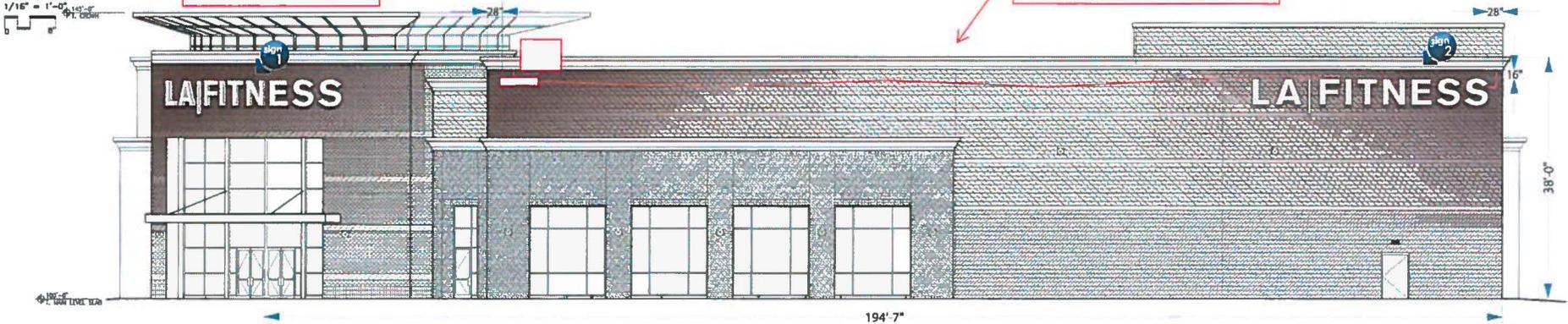


LED LAYOUT



Sign 2. Channel Letters - Scale: 1/4" = 1'

B1 EAST ELEVATION 7,397 SQ FT wall area



DRAWING ID 21475	JOB NAME LA FITNESS TUALATIN 21475	CUSTOMER APPROVAL X	DATE	SALES DESIGNER Warren Wissmer	START DATE 03.19.14	SCALE 1/4"=1'	PAGE/S 2 of 5
LOCATION TUALATIN, OR		PLUMB SIGNS, INC. 909 S 28TH ST TACOMA, WA TEL 253 473-3323 FAX 253 472-3107 PLUMBSIGNS.COM		PRODUCTION M Lee		R8 10.21.14	

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Sign 3. Internally Illuminated Channel Letters 139 sq. ft

Fabricate & install one (1) set of internally illuminated channel letters.

Faces:

- 3/16" 7328 White plex
- 1" trimcap painted to match PMS Cool Gray 7

Construction:

- .040 Letter backs
- Paint inside of letters with Matthews Zap 74-200
- 5", .040 Aluminum coil returns w/clear satin finish
- White LED illumination
- Mount flush to wall

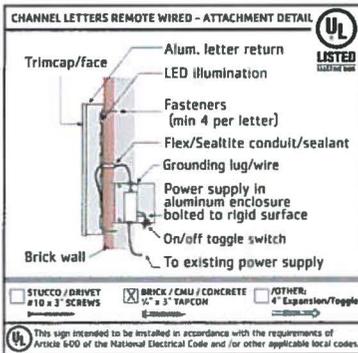
Electrical:

- One (1) 120V, 20A circuit.
- Amp load to be verified

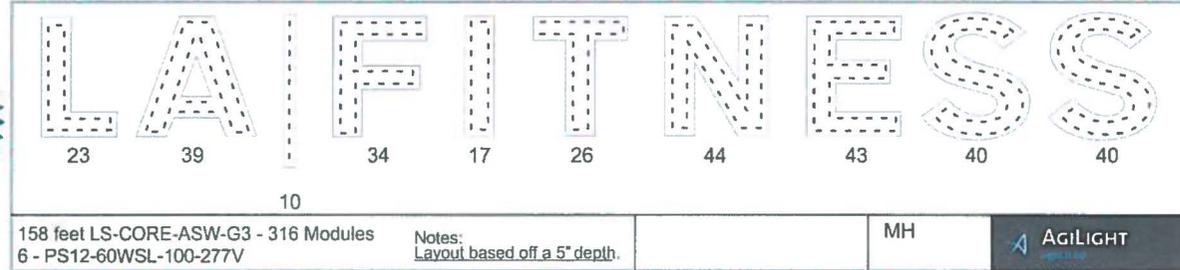
← sign area

31 sq. ft. 2 sq. ft. 106 sq. ft.

EXHIBIT B



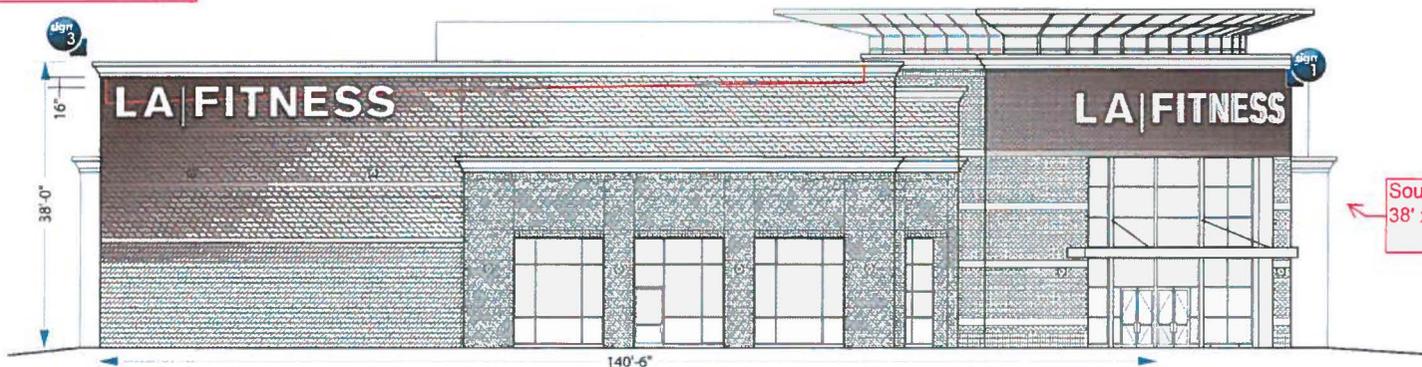
LED LAYOUT



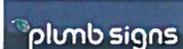
Sign 3. Channel Letters - Scale: 1/4" = 1'

D1 SOUTH ELEVATION 5339 SQ FT wall area

1/16" = 1'-0"



South Elevation
38' x 140'-6" = 5339 square feet



DRAWING ID 21475
JOB NAME LA FITNESS TUALATIN 21475
LOCATION TUALATIN, OR

CUSTOMER APPROVAL X
DATE

SALES DESIGNER Warren Wissmer M Lee
START DATE 03.19.14
PRODUCTION R8 10.21.14
SCALE 1/4"=1'
PAGE/S 3 of 5

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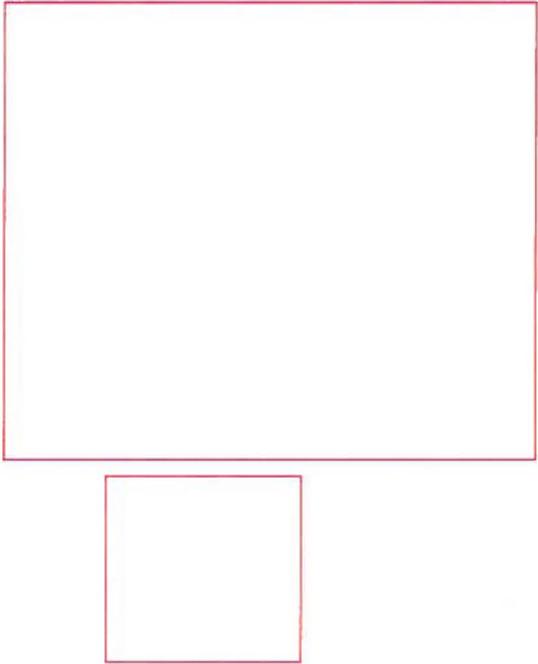
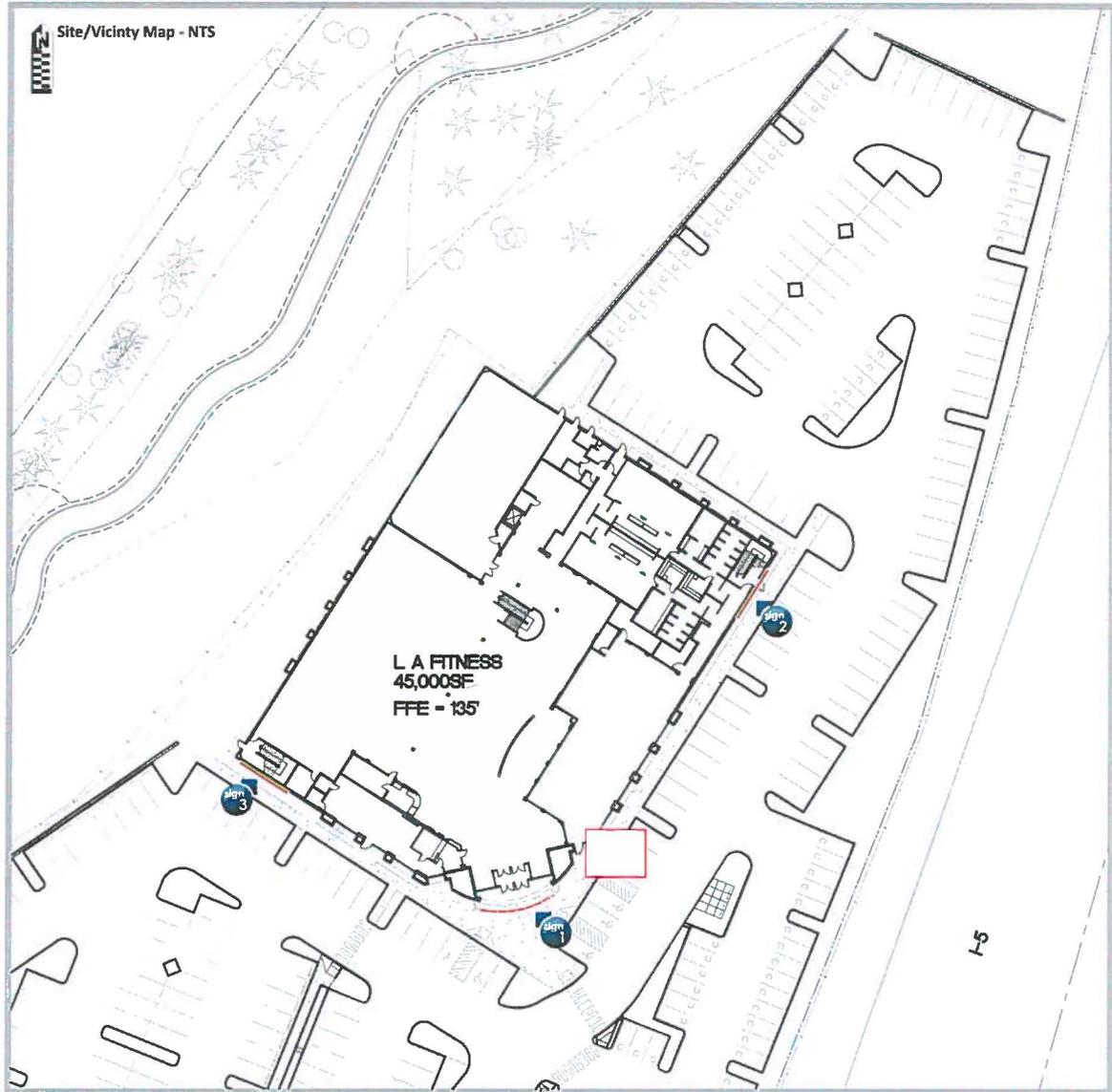


EXHIBIT B



DRAWING ID 21475	JOB NAME LA FITNESS TUALATIN 21475	CUSTOMER APPROVAL X _____	DATE _____	SALES DESIGNER Warren Wissmer M Lee	START DATE PRODUCTION 03.19.14 RB 10.21.14	SCALE 1/2"=1'	PAGE/5 4 of 5
PLUMB SIGNS, INC. 909 S 28TH ST TACOMA, WA TEL 253 473-3323 FAX 253 472-3107 PLUMBSIGNS.COM © COPYRIGHT 2014 PLUMB SIGNS, INC. ALL RIGHTS RESERVED, NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PLUMB SIGNS, INC.							

EXHIBIT C

LA FITNESS SIGNAGE REQUEST

	Allowed	Proposed	Difference
Number of Signs	4	3	Proposal is for 1 less sign than would be allowed by code.
Number of Walls with Signs	4	2	Proposal uses two less walls than would be permitted under code. There is no sign on the north wall facing the Greenway and no sign on the west wall.
CO Area of Signs (based on four walls with 40 square feet allowed per wall)	160 square feet	447 square feet	Proposal exceeds area allowance in the CO zone but uses half the walls and one less sign than would be allowed, reducing clutter. Sign size is proportionate to building wall size.
CC: Area of Signs (All 4 walls are greater than 5,000 square feet in area. Code permits 3 signs on every wall over 5,000 square feet)	No. of signs: 12 No. of walls: 4 Area: 600 square feet	No. of signs: 3 No. of walls: 2 Area: 447 square feet	The site was the subject of a master design review decision. The LA Fitness was approved as a compatible design with the balance of the development, regardless of the paper zoning. Conversely, the CO boundary is an artificial paper boundary that splits the parking lot from the building. In a master planned development, the visitor would expect to see similar treatment of all design elements including signage. In this case the signage request is well below what is allowed outright on the immediately adjacent stores in the same development including Michaels and Cabela's.

October 22, 2014

NEIGHBORHOOD MEETING NOTICE

DATE: November 10, 2014
TIME: 6:00 p.m. - 7:00 p.m.
LOCATION: Juanita Pohl Center located at 8513 SW Tualatin Road, Tualatin, OR 97062-7092, phone # 503.691.3061
SUBJECT: Notice of Neighborhood/Developer Meeting for the property located at 7405 SW Nyberg Road

Dear Property Owner:

Fitness International, LLC cordially invites you to attend a meeting on, November 10, 2014 from 6:00 p.m. to 7:00 p.m. at the Juanita Pohl Center located at 8513 SW Tualatin Road, Tualatin, OR 97062-7092, phone number 503.691.3061.

This meeting shall be held to discuss a sign variance located at 7405 SW Nyberg Road. The proposed sign will be located at SW Nyberg Road, tax lot 2700. The meeting will discuss the sign variance application that addresses the exterior sign elements for the LA Fitness building at Nyberg Rivers.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Very truly yours,



Christe White
On behalf of Fitness International, LLC

Enclosure(s)

NOTICE

**NEIGHBORHOOD /
DEVELOPER MEETING**

11/10/2014 6:00 p.m.

8513 SW TUALATIN RD.

503.691.3061

**NEIGHBORHOOD / DEVELOPER MEETING
CERTIFICATION OF SIGN POSTING**

NOTICE
NEIGHBORHOOD / DEVELOPER MEETING
___/___/2010 __:__.m.
SW _____
503-____-____

24" 18"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

LA Fitness Nyberg Rivers project, I

hereby certify that on this day, October 27th 2014 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Christ White
(PLEASE PRINT)

Applicant's Signature: 

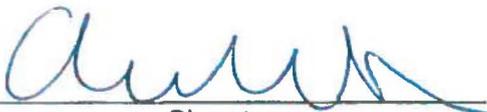
Date: 10/27/14

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

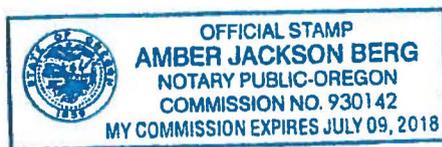
I, Chris White, being first duly sworn, depose and say:

That on the 22nd day of October, 2014, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 22 day of October, 2014.





Notary Public for Oregon
My commission expires: 7/9/18

RE: LA Fitness Nyberg RIVERS



NOTICE

SIGN VARIANCE SVAR-14-02

For more information call
503-691-3026 or visit
www.tualatinoregon.gov